

POOR MAN ADVISED TO RENT FARM LAND

Dean of Missouri College of
Agriculture Advocates
Tenantry.

CALLS IT CHEAPER
TO RENT THAN OWN

Preference Given to Property
Several Miles From
Any City.

KANSAS CITY, March 19.—"It is much cheaper to rent land in Missouri today than it is to own a farm," said F. B. Mumford, dean of the College of Agriculture of the University of Missouri, in a lecture on "Buying a Farm." "What we need in this State is the development of a high class of tenantry. The best farmers in England, where skillful farmers are in abundance, are tenant farmers. Tenantry is not a step in the direction of poverty. It is a first step in land ownership. It is impossible for a man without money to buy land and stock it in the way it should be. But any man can rent land, and make money off of his investment. That is the reason I am urging all of my students to rent farms until the time when rent gets so high it will be impracticable to do so. Rent for farm land is cheap now."

Dean Mumford showed that the American nation has been the best fed of any in the world, but he said the time was approaching when many will suffer for food, for the food supply now is about equal to the demand. Up to the present time, he said, the farmers have been in a ruinous competition. They have raised foodstuffs regardless of the demand for them, and the prices have been lowered to a great degree. Corn has sold for 15 cents a bushel, and wheat for 50. But that time has passed, he said. Land is now a more desirable commodity.

Three Important Factors.
"In agricultural production there are three important factors—land, capital, and labor. But of these, land is the most important. It has been disregarded as a factor because of its abundance. But land now is beginning to approach its real value. A land buyer of 100 years ago was safe in buying land anywhere at any price. Land in Missouri has been bought for \$1.50 an acre, and is sold for \$100 an acre, at the present time."

"The fertility of the land is a great factor in the economic value of land. The richer the land, the greater will be the profit from cultivation. It costs no more to bring an acre to harvest yielding fifty bushels than to yield thirty. A skillful farmer who knows anything about agriculture can increase the productivity of poorer soil; he can almost double the yield. Some of the richest land in the world is along the hill regions of the Missouri and Mississippi rivers, but it is less valuable than fertile land as it is much harder to work."

Proximity Increases Value.
In regard to the matter of buying a farm near the city, Dean Mumford said a farm one mile from a town was worth about twice as much as one five miles away, its intrinsic value. But it is best, he said, to buy a farm six or seven miles from any town, as the land is richer and cheaper. The amount of improved land is another factor, he said, in buying a farm. The average farm in Missouri is about 120 acres, but only about seventy-five of this is tillable. "The presence of rural social institutions, such as schools, churches, farmers' clubs and other organizations is another very important factor in land value," said Dean Mumford. "The serious question to day is the decadence of rural social institutions. The establishment of them is absolutely necessary."

In regard to labor, he said, if a farmer could get all the efficient labor he needed, he could increase his yield 20 per cent. Speaking of the size of the farm to buy or rent he said it was not possible for a man lacking knowledge of agriculture to make a generous living on a small farm. A modern farmer, he said, cannot farm without improved machinery. And the best machines cannot be owned by a small farmer as the cost is too high.

WOMEN ENCOURAGED IN RAISING FUNDS

Members of the finance committee of the Y. W. C. A. who are endeavoring to raise \$50,000 with which to build a summer vacation home, are greatly encouraged today over the prospects of raising this amount within the next year. A benefit concert in the auditorium of the Y. W. C. A. yesterday aided considerably.

Those who assisted in the program were Mrs. W. E. Hilton, Miss Lillian Koehling, Mrs. F. B. Bryan, Mrs. S. Gussack, Mrs. M. B. Daigle, and W. H. Butterworth.

NATIONAL UNION MEETINGS TONIGHT

The following councils of the National Union will meet tonight: Joseph Henry Council and Municipal Council, at Schmidt's Hall.

LOCAL MENTION.

Holy Week Manuals, 50c. Voigt's, 725 7th St. N. W.

Gas Ranges, Water Heaters, 616 12th St. C. A. Muddiman & Co., 1204 G St.

Artistic Easter Postals. Easter Cards, Rosaries, Prayer Books. Religious Medals of all kinds, Crucifixes in gold and silver, Solid Gold Sacred Hearts, etc. Voigt's, 725 7th St. N. W.

Caverly's plumbing, 1321 G St. N. W.

Chile Con Carne and Hot Tamales. The Ranch, 507 F St. N. W. Open till midnight.

Lightning Rods Erected and Repaired. J. H. KUEHLING, 502 12th St. N. W.

"Pink Eye" Is Epidemic. Attacks the Eyes in the Springtime. Is Contagious and calls for Immediate Action. Murine Eye Remedy Affords Reliable Relief. Apply Murine Freely and Frequently.

Cardinal Gibbons Urges all Catholics to use the "Manual of Prayers," the national prayer book for Catholics. For sale at Voigt's, 725 7th St. N. W.

Strawberry Ice Cream Ingredients. The fresh fruit and pure ingredients. Order for Sunday \$1.00 call on Rosenfeld's, 812 H St. N. W. phone Linc. 1003.

Ambition Yields to Love



MRS. JOHN WESLEY GAINES, JR.

BABY BOY ARRIVES TO CHEER BACHELOR

Yearning for Infant, He
Promptly Adopts Tenement
Foundling.

NEW YORK, March 19.—Of all the lone bachelors in New York none was lonelier than William Tatus, who lives in Second avenue. He confided to Mrs. Noa, who lives with her two children on the floor above, that he would like to adopt somebody's child. Mrs. Noa, proud of her own offspring, wished him luck.

Later, as Mrs. Noa went out to the grocery's her motherly instincts were roused by the wailing of an infant. She investigated, and found on the fourth floor, which is empty, a baby boy about five months old, neatly dressed, and wrapped in a blanket.

Mrs. Noa decided to keep the baby, but relented when she remembered the lonely Mr. Tatus. She told him of her discovery, and, taking the foundling, they went with Policeman Flood to the East Twenty-second street station.

Lieutenant Bauer sent them to Bellevue Hospital. Here it is the custom to christen foundlings in alternate rotation, Catholic or Protestant. Mr. Tatus' prospective foster son is now a Catholic.

Mr. Tatus will apply to the supreme court for permission to adopt the baby. Meanwhile Mrs. Noa will be a great assistance to him.

In regard to labor, he said, if a farmer could get all the efficient labor he needed, he could increase his yield 20 per cent.

Speaking of the size of the farm to buy or rent he said it was not possible for a man lacking knowledge of agriculture to make a generous living on a small farm. A modern farmer, he said, cannot farm without improved machinery. And the best machines cannot be owned by a small farmer as the cost is too high.

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My Lady Beautiful

Health is true beauty. The charm of bright eyes, rosy cheeks, rounded figure, buoyant and elastic step is within the reach of every woman. Reasonable care in diet, regular exercise and due amount of sleep with an occasional dose of

Beecham's Pills

will keep most women in health. The timely use of these pills will strengthen the system, renew the supply of blood and relieve nausea and depression. The beneficial effects of Beecham's Pills on the bowels, liver, stomach, blood and complexion, make them women's greatest aid to health and in a true sense

Nature's Cosmetic

In boxes with full directions, 10c. and 25c.

GROCERY STORE DAMAGED BY FIRE

Firemen Twice Summoned
to Establishment of J.
M. Bowling.

WASHINGTON TIMES BUREAU,
ALEXANDRIA, VA., MARCH 19.

The fire department was called out about 10:30 o'clock last evening to extinguish a fire in the grocery store of J. M. Bowling, at the corner of Wolfe and Lee streets. The flames did considerable damage to the interior of the store.

The department was again called out about 3:30 o'clock this morning, flames having again broken out in the same place. They were extinguished this time within a half an hour. The loss is partially covered by insurance.

Mrs. Anzoinetta Brown, fifty-eight years of age, died at her home, 907 Franklin street, yesterday. Mrs. Brown was the wife of George Brown. She was born in Pennsylvania, daughter of Thomas and Elizabeth Nichols. No arrangements have yet been made for her funeral.

"The Everyday Life" will be the subject of the sermon to be delivered by the Rev. W. P. Watson at the First Baptist Church tomorrow morning. Tomorrow evening Mr. Watson will take for the subject of his sermon "A Young Man Returning."

"The mysterious image recorded in Daniel, Nowlin Its Crumbling Condition," will be the subject of the lecture to be delivered by Dr. Blakewell, at the mission room in the Braddock House tomorrow evening.

At the Second Baptist Church tomorrow morning Dr. W. P. Fisher will begin a series of revival services which will continue through the week.

Mr. Vernon Council, No. 1, Daughters of America, held a meeting at their hall last evening, one candidate was initiated.

Next Tuesday evening at 8 o'clock the choir of St. Paul's Protestant Episcopal Church will render Stainer's "Crucifixion." The choir will be augmented by Kenneth C. O'Neil, tenor, and J. Harris Franklin, bass.

Miss Josephine C. Pegan has sold to Thomas F. Kelly two houses, O.N.s. 767 and 769 Wolfe street. The price paid for the property was \$1,750.

MEYER TO CONFER NAVAL DIPLOMAS

Secretary Meyer, of the Navy Department, will present diplomas to the graduates of the United States Naval School at the closing exercises to be held at the school, foot of Twenty-fourth street, next Thursday morning.

The following will receive diplomas and appointments as assistant surgeons: James A. Bass, Maryland; Arthur E. Cecil, Maryland; Duncan C. Walton, Maryland; Walter A. Bioedop, Nebraska; Clyde B. Canoe, Illinois; William H. Connor, Massachusetts; Andrew B. Davidson, Pennsylvania; George R. W. French, Massachusetts.

Philip E. Garriod, New Jersey; Stanley D. Hart, Connecticut; William L. Irvine, Rhode Island; Harry E. Jenkins, Virginia; John T. Johnson, Iowa; J. J. MacMillan, Pennsylvania; Earle W. Phillips, New York; Willard J. Reddick, North Carolina; Irving W. Roberts, California; Gardner E. Robertson, New York; Griffith E. Thomas, Michigan; Frank W. Thompson, Connecticut; Suzeon General Stokes, of the navy, will preside.

The headquarters of the Maine Monument Association are in the Evans Building. The officers, in addition to Admiral Sigbee, are Major Lewis Merriam, U. S. A., treasurer, and Mrs. Allyn K. Capron, acting secretary. The members of the board of patronesses are: Mrs. John Hay, chairman; Mrs. Daniel Butterfield; Mrs. Donald McLean; Mrs. Matthew T. Scott; Countess Leary; Mrs. Charles D. Sigbee; Mrs. Lutz Anderson; Mrs. Louis Klopsch; Mrs. James F. Barbour; Mrs. Richard Wainwright; Mrs. Leonard Wood; Mrs. L. S. Pickett; Mrs. John A. Johnston; Mrs. Frederick L. Bradley.

The greatest fight promises to be between Saratoga and Washington, with odds favoring the National Capital.

HIGHLY TRAINED.
"More than five thousand elephants a year to make our piano keys," remarked the student boarder, who had been reading the scientific notes from a patent medicine almanac.

"My word!" exclaimed the landlady. "Ain't it wonderful what some animals can be trained to do?"—Harper's Magazine.

Don't Stay Fat; \$1.00 Box Free

I Want to Prove to You Before Your Own Eyes and At My Expense
That I Can Reduce You to Normal Weight Safely,
Without Starvation Diet or
Tiresome Exercises.

It Doesn't Matter What You Have Tried, Send for This Free \$1.00 Box of
My Safe Fat Reducer Today.

Free, positively free, a \$1.00 box of Kellogg's Safe Fat Reducer, to every sufferer from fat, just to prove that it actually reduces you to normal, does it safely, and builds up your health at the same time. I want to send you without any expense on your part this \$1.00 package of what I am free to call a really wonderful fat reducer.

My treatment is prepared scientifically. It does not stop or hinder digestion; on the contrary it promotes proper digestion and assimilation of food, which 99 fat people in a hundred haven't got, and that's why they are fat.

Loses 156 Pounds.
Mrs. Rosa Stees, of Elk Point, South Dakota, writes: "I have lost 156 pounds. I commenced your treatment I weighed 368 pounds; now I weigh 212 pounds. Your Reducer is all right and did just as you said it would. I can hardly believe that I am the same woman. My daughter is greatly reduced in weight and I don't think she will need any

more of your Obesity Reducer. We now are both cured. You may refer anyone to me."

101½ Pounds Gone!
The remarkable case of Miss Artie Adams of Shelby, Ohio, is illustrated in her own words:

"When I look back to the time before I took your wonderful obesity cure I do not see how I stood it. My weight is now 163½ pounds, and I have lost just 101½ pounds. I can hardly believe that there has been such a difference in my feelings and appearance. But oh! how thankful I am that I found a cure for my awful burden of fat, in Kellogg's Safe Fat Reducer. I can hardly realize that I weigh now only 163½ pounds. You can use my letter as a testimonial if you wish."

Leaves No Wrinkles.
You should have no fear, after being reduced by Kellogg's Safe Fat Reducer.

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WEDLOCK WITHOUT LOVE ACTRESS CONSIDERS SIN

Virginia Harned Declares Her Belief in Divorce After
Married Life Ceases to Make Both Husband
and Wife Happy.

RENO, Nev., March 19.—Virginia Harned, who is here to obtain a divorce from Edward H. Sothern, has given her first interview. Mrs. Sothern has hitherto persistently refused to talk on the subject of divorce.

"Do you believe in divorce?" was the first question, to which the reply came quickly:

"Let me ask you a question. If a man and woman are married and they have made a failure of that marriage; they are not happy together and life is miserable for them both because there is no love between them any more—the one thing that must invariably and surely exist to make marriage halcyon and honorable—do you think such a man and woman should be compelled to continue to remain husband and wife and to continue an existence which must be miserable and false? Of course I must believe in divorce," she said. Then she went on:

"It is wrong for a man and woman to live together or to continue bound to each other where there is no love between them. It is unholy wedlock, a sin. I feel that I am doing the only right thing left for me to do under the circumstances."

This led to the inquiry: "Don't you believe that a woman possessed of special talents has a duty to society to continue to use them, and does wrong when she, as did Margaret Illington, gives up her work or the stage?"

"No, I do not," replied Mrs. Sothern. "There are always others to take my places. We give our best to the public, but we owe something to ourselves. We should do the things which make us the most happy. If I had a happy home and found most contentment there, I should give up the stage, just as Margaret Illington did."

Turning to problem plays, the actress declared their influence good. "They are far-reaching in their influence," she said. "If the moral taught is good, depicting the ugly side does not make them immoral. Most of our problem plays are more moral than even the story of the Magdalene, but the world is not as tender as was the Christ, and today would cast her out completely."

NEW YORK, March 19.—A report that Tom L. Johnson, former mayor of Cleveland, was so seriously ill that his life was despaired of, was circulated here today.

At the Hotel Prince George, where the reformer stopped in this city, secrecy was thrown around the reported illness. First it was stated he had been ill, and then the clerk, when asked to take a note to Mr. Johnson, said:

"Mr. and Mrs. Johnson left here late last night and we do not know where they have gone. They left no address with any one here."

Dr. Thomas T. Gaunt, who has attended Johnson, refused to discuss the matter. When asked if there was any truth in the story that Johnson was suffering from an incurable disease, Dr. Gaunt would make no reply.

NATIONAL REGATTA IS LIKELY TO COME

NEW YORK, March 19.—Every indication at the meeting of the National Association of Amateur Oarsmen today is that Washington will be awarded the national regatta. Boston is practically out of the fight for the event, leaving Baltimore and Saratoga as Washington's strongest opponents.

The greatest fight promises to be between Saratoga and Washington, with odds favoring the National Capital.

HIGHLY TRAINED.
"More than five thousand elephants a year to make our piano keys," remarked the student boarder, who had been reading the scientific notes from a patent medicine almanac.

"My word!" exclaimed the landlady. "Ain't it wonderful what some animals can be trained to do?"—Harper's Magazine.

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